



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
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July 05, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

40 July 5, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**GRANT OF EASEMENT
AND RENTAL AGREEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
TUJUNGA WASH - PARCELS 593, 595, 725, AND 726
IN THE CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action will allow the Los Angeles County Flood Control District to grant an easement for water pipeline purposes and enter into a rental agreement for a temporary construction area with the City of Los Angeles Department of Water and Power for the Hansen Dam Golf Course Water Recycling Project, along Tujunga Wash in the City of Los Angeles.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Acting as a responsible agency, find that the proposed Hansen Dam Golf Course Water Recycling Project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the grant of easement for water pipeline purposes, the subsequent use of said easement, and the temporary construction areas will not interfere with the use of the Tujunga Wash, Parcels 593, 595, 725, and 726 for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easement for water pipeline purposes from the Los Angeles County Flood Control District to the City of Los Angeles Department of Water and Power along the Tujunga Wash, Parcels 593, 595, 725, and 726 in the City of Los Angeles, for \$992,418.44.
4. Authorize the Chief Engineer of the Los Angeles County Flood Control District to enter into a rental agreement for a temporary construction area between the Los Angeles County Flood Control District and the City of Los Angeles Department of Water and Power along the Tujunga Wash, Parcels 593, 595, 725, and 726 in the City of Los Angeles, for \$12,159.18 per month.
5. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District, or designee, to sign the Easement document and Rental Agreement and authorize delivery to the City of Los Angeles Department of Water and Power.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to grant an easement from the LACFCD to the City of Los Angeles Department of Water and Power (LADWP) for water pipeline purposes and approve execution of a rental agreement between the LACFCD and LADWP for a temporary construction area along Tujunga Wash, Parcels 593, 595, 725, and 726 in the City of Los Angeles. LADWP requested the easement and rental agreement to construct its Hansen Dam Golf Water Recycling Project (Project).

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities. This transaction allows for the continuation of utility services to the area, thereby improving the quality of life for the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

LADWP paid a total of \$992,418.44 for the easement, which represents the fair market value. This amount has been deposited into the Flood Control District Fund. LADWP will also pay \$12,159.18 per month as rent for the temporary construction area, which will be deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 593, 595, 725, and 726 are located along the east side of Tujunga Wash, between the Hansen Dam Golf Course and San Fernando Road in the City of Los Angeles.

The grant of easement is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of

supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district or may be leased for any purpose without interfering with the use of the same for the purposes of said district..."

Pursuant to Los Angeles County Code Title 2, Chapter 2.18.015R, your Board's approval is required for month-to-month rental agreements for properties of the LACFCD, where rent is greater than \$5,000 per month.

The grant of easement and rental agreement are not considered adverse to the LACFCD's purposes and would not hinder the use of Tujunga Wash for possible transportation, utility, or recreational corridors. Moreover, the Easement document and rental agreement will reserve paramount rights for LACFCD purposes.

County Counsel will approve the Easement document as to form and subsequent to your action on this matter and execution by the Chief Engineer of the LACFCD, or designee, the Easement document will be recorded.

ENVIRONMENTAL DOCUMENTATION

LADWP's proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.21 of the Public Resources Code, Section 15301(b) of the CEQA Guidelines, and Sections 307.B.(11) and Class 1(e) of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for a new pipeline less than one mile in length and maintenance of existing water utility facilities. The LADWP is the lead agency for this project, and a Notice of Exemption was prepared by LADWP and filed with the office of the Los Angeles County Registrar-Recorder/County Clerk on January 11, 2010.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action allows for the joint use of the LACFCD right of way without interfering with the primary mission of the LACFCD.

CONCLUSION

Please return one adopted copy of this letter to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:hp

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office